

Bella Terra Residential

City Council Hearing
Entitlement Requests



Bella Terra Associates, LLC

7777 Edinger Ave

Huntington Beach, CA

DJM

DJM Capital Partners

- DJM provides private equity investment, development and asset management services within the real estate sector.
- Core strength in retail combined with expertise in office, industrial and residential product types.
- DJM's superior market knowledge and strategic acquisition of undervalued assets is represented by a current portfolio of over 3 million square feet.

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Bella Terra Property Overview

- DJM acquired in 2005.
- \$280 million invested in the property since acquisition.
- 739,000 SF of mixed-use open-air shopping, dining, and entertainment with 476 residential units into one cohesive lifestyle environment in Huntington Beach, CA.
- Features over 70 stores, outdoor cafes and restaurants, including a 20-screen Century Theaters Multiplex, Whole Foods Market, Cheesecake Factory, King's Fish House, REI, Barnes & Noble, Peet's Coffee, Cost Plus World Market, Huntington Surf and Sport, and a 155,000 square foot Costco.

Proposed New Development

- **OVERALL PROJECT**
 - 392,000 square feet
 - 5 stories of residential over 2 stories of retail & parking
- **RESIDENTIAL – Market Rate**
 - 300 units
 - Studio Units: 16%
 - 1-Bedroom Units: 50%
 - 2-Bedroom Units: 32%
 - 2-Bedroom + Den Units: 2%
 - 12,500 square feet of indoor common areas
 - 57,000 square feet of outdoor common areas
- **RESIDENTIAL – Affordable**
 - 15% of units will be Affordable
 - 45 units of 300 total
 - 27 will be Moderate-Income Affordable
 - 18 will be Low-Income Affordable
- **RETAIL**
 - 25,000 square feet of retail/restaurant space
 - Integration with adjacent 900,000+ square feet of adjacent shopping center
- **PARKING**
 - 404 new parking spaces provided on-site
 - 76 bike parking spaces provided on-site
 - All resident parking self-contained within private, separate garage
 - Guest and retail/restaurant provided in adjacent, existing parking garage

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Proposed Entitlement Requests

- **Addendum Environmental Impact Report (EIR)**
 - Preparation of Addendum #2 to the Village at Bella Terra EIR No. 07-003 to analyze the potential environmental impacts of the proposed project.
- **General Plan Amendment**
 - Modify existing area boundaries (Area A and Area B) of the Bella Terra Specific Plan.
 - Modify the current General Plan Land Use designations.
- **Zoning Text Amendment**
 - Modify the existing Bella Terra Specific Plan (SP-13)
 - Divide Area B into Sub-Areas B.1 and B.2
 - Revise development standards for Subarea B.2 (subject project site)
 - Update the parking allocations, pedestrian circulation plan, conceptual circulation plan, and landscape concept.
 - Text and Figure revisions to reduce the size of Area A and increase the size of Area B.





Bella Terra Parking Analysis

- 912 spaces provided for existing Burlington Coat Factory
 - 755 spaces required by Proposed Project
 - 404 spaces provided by Proposed Project Garage
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- 561 net gain of spaces at Bella Terra



Bella Terra Vehicle Trip Reductions

- Fully occupied Burlington Coat Factory had a trip generation potential of 4,664 weekday daily net trips.
- At half occupancy, Burlington has potential trip generation of 2,759 weekday daily net trips.
- The Proposed Development is forecast to generate 2,028 weekday daily net trips—which amounts to 731 fewer weekday daily net trips than existing conditions.

CEQA Analysis:

California Environmental Quality Act

Addendum Prepared for all environmental topics.
Technical Reports Prepared:

Air Quality and Greenhouse Gases	Cultural Report	Hazards	Geology	Hydrology	Noise	Transportation
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In conclusion, project would not result in new significant environmental impacts. Project would not require a major change to prior 2008 EIR and 2010 EIR Addendum.

BELLA TERRA RESIDENTIAL: Estimated Project Schedule	Start	End	Duration	2020	2021	2022	2023	2024	2025	2026
Development Application Preparation	Q4 2020	Q2 2021	6 months							
City Review of Development Application and Preparation of Environmental Documentation	Q2 2021	Q2 2022	12 months							
Community Workshop Meetings and Public Hearings on Development Application	Q2 2022	Q4 2022	6 months							
City Approval of Development Application	Q4 2022	Q4 2022	1 month							
Design, Permitting, and Pre-Construction	Q4 2022	Q3 2023	12 months							
Development Construction	Q3 2023	Q1 2026	30 months							
Development Completion	Q1 2026	Q1 2026	1 month							